



City of Santa Barbara
Airport Department

DATE: June 17, 2009
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – R2Sonic, LLC

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with R2Sonic, LLC, a California Limited Liability Company, for 2,024 square feet of Building 312, at 1503 Cecil Cook Place, at the Santa Barbara Airport, effective June 1, 2009, for a monthly rental of \$2,955, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

R2Sonic has been an Airport tenant since 2005, operating an acoustical research and development company. The Premises will be used for design, administration, marketing, and research and development. R2Sonic has expanded its leased space four times, as space became available, to accommodate its growing business. Ten full-time and two part-time employees will work at this location. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.46 per square and is comparable to other buildings on the Airport for similar use and in similar condition. R2Sonic will also pay monthly utilities charges of \$32 or metered amount, whichever is greater, for water and \$17 for sewer service. In addition, R2Sonic will pay a proportionate share of gas and electricity.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map